

### ***III. SPECIFIC DEVELOPMENT PLAN***

#### **A. LAND USE AND DENSITY**

Sycamore Highlands is envisioned as primarily a high quality residential development. Additional uses include commercial sites, a park site and a large open space area to be included in the Sycamore Canyon Park.

The overall grading plan and site layout design not only respond to topographic, geologic, and hydrologic constraints of the site but also respect the visual character of Sycamore Canyon Park by providing a sensitive interface between the developed areas and the park itself while reflecting a somewhat larger park area than originally proposed in the City's Sycamore Canyon Specific Plan.

Figure III-1. Specific Plan of Land Use, shows the relationship of the various land uses and street systems proposed for Sycamore Highlands. Table III-1, Project Summary, provides a breakdown of the project by acres, dwelling units, and density.

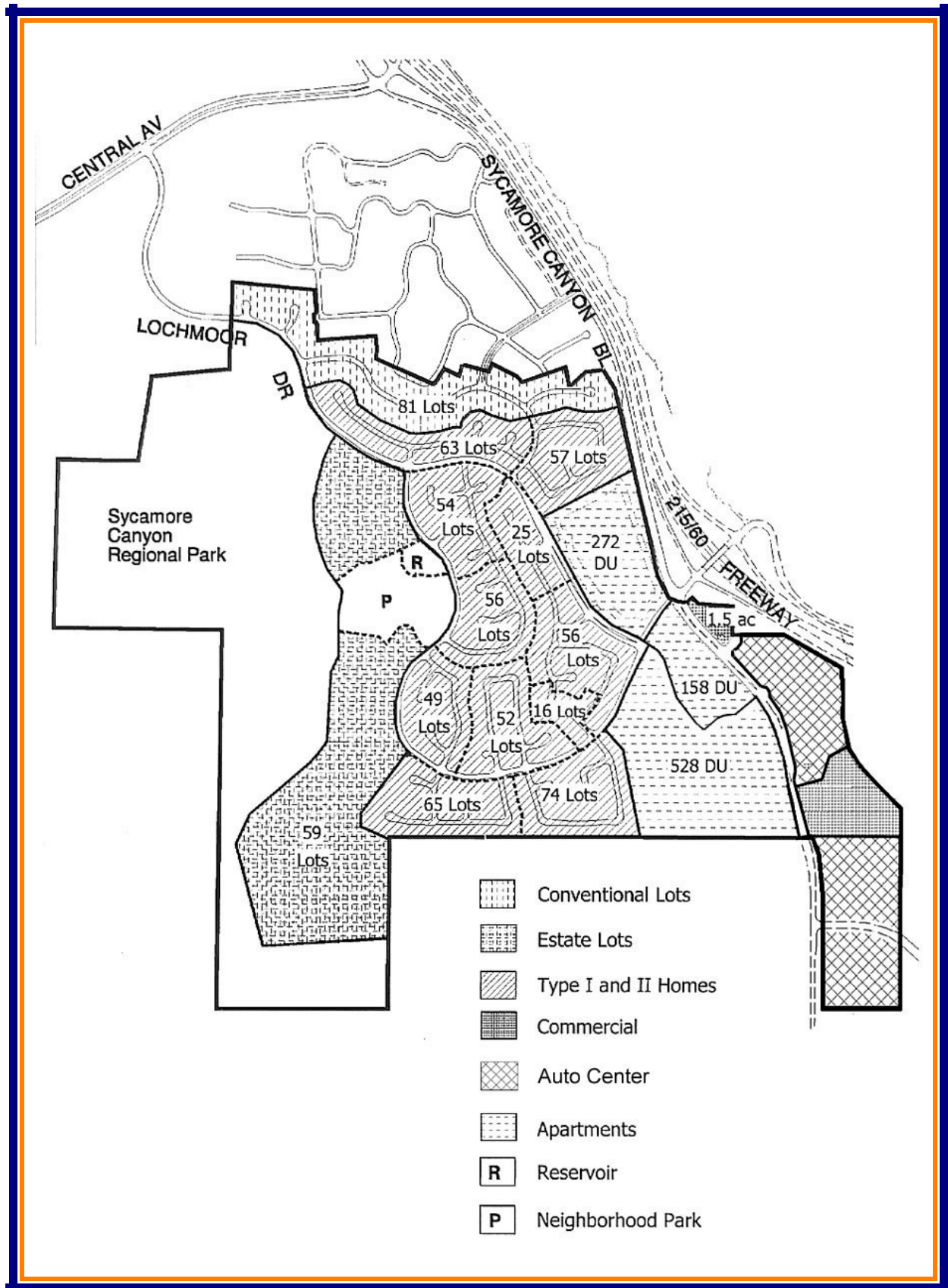
#### **1. Residential Land Uses**

A range of residential densities and housing opportunities are provided within Sycamore Highlands. Overall, 248.9± acres of the site will be devoted to residential use providing a total of 1,718 dwelling units.

Residential product types range from custom single family houses on estate lots to apartments. The intensity of residential development decreases as you move westward away from the freeway and towards Sycamore Canyon Park. The estate lots that border the Park are ½ to 1 acres in size with a 1 acre minimum required on lots that abut Sycamore Canyon. Only a limited area will be graded on each lot to provide access and a building pad.

An exact breakdown of housing types, acres, units, and density is shown in Table III-1, Project Summary. Further discussion of each housing type can be found in Section III.C., Housing. Additional information on residential products including floor plans, elevation, and site plan details are included in the PRD submittals and product summaries that have been and will be submitted for City approval.





**Figure III — 1:** *Specific Land Use Plan*



### Project Summary

Designation	Use	Acres	Density	Units
EST	Estate Lots	57.5	½ - 1 ½ DU/AC	61
T1	Type 1 Single Family Lots	26.5	4.3 DU/AC	90
T2	Type 2 Single Family Lots	112.8	5.2 DU/AC	609
MF	Multi-family	52.1	18.0 DU/AC	958
<i>Subtotal</i>		<i>248.9</i>		<i>1718</i>
COMM	Commercial	9.5		
AUTO	Auto Center	31.5		
PK	Park	10.7		
	Proposed Sycamore Canyon Park	133.0		
	Landscape Setbacks	4.4		
	Major Streets	13.8		
	Water Tank/Pump Station	1.1		
<i>Project Totals</i>		<i>452.9</i>	<i>4 DU/AC</i>	<i>1718</i>

**Table III — 1:** *Project Summary*



## **2. Commercial Land Use**

The specific plan proposes a total of 1.5 acres of commercial development adjacent to Highway 60 at the Box Springs/Sycamore Canyon Boulevard exit. To insure that this commercial development is consistent with the rest of Sycamore Highlands, the commercial development standards of the Sycamore Canyon Specific Plan will be followed in implementing the commercial sites.

## **3. Auto Center Land Use**

In addition, the specific plan proposes a 30-acre Auto Center along the east side of Sycamore Canyon Blvd. Uses permitted within the Auto Center land use will be new and used vehicle sales. Accessory uses in conjunction with new and used vehicle sales will also be permitted. Other uses such as offices, financial institutions, restaurants and auto-related support businesses, including service stations and automobile rental, shall be allowed provided a conditional use permit is obtained.

## **4. Park Site**

Within the Estate Lot development, a neighborhood park is proposed. Previously, the park was planned as part of a 17.2± acre school/park site. However, the Riverside Unified School District has since determined that a school site is not required in the specific plan. The Parks & Recreation Department has determined that the proposed park of 11± acres, as shown on Figure III-5, “*Open Space/Recreation Plan*,” will meet the needs of a stand-alone neighborhood park site. The developer shall receive credit against park fees for the additional acreage dedicated to the City for neighborhood park purposes. The fee credit shall be determined through separate agreement subject to review and approval by the City of Riverside.

The principle focus of the park will be to provide various recreational opportunities for local residents. Sidewalks and bicycle lanes are planned along the main project collector roads (See Figure III-4 for trail alignments) allowing project residents non-vehicular access to the park.

## **5. Natural Open Space/Sycamore Canyon Park**

The entire western edge of the Sycamore Highlands site has been designated as natural open space for inclusion within Sycamore Canyon Park. The area shown basically conforms with the park dedication area delineated by the Sycamore Canyon Specific Plan, with the addition of approximately 7.6 acres added by the “Exchange Agreement” for Lochmoor Drive (under EP-020-956, EP-24-901 & EP-039-890) and depicted in the specific plan amendment SP-001-967 and revised tract map TM-21166.



## B. PROJECT DESIGN

The project will be identified and unified through design elements such as architecture, signage, landscaping, color, paving, walls, fencing, and entry treatments. Design criteria are established in this Specific Plan and will be implemented through approved and future PRD and Tract Map submittals as well as Design Review Board reviews and approval. The major objective of these design guidelines contained within the specific plan is to establish general controls that will ensure consistency in design and promote visual quality within the project area. Additionally, more detailed design standards will be provided by merchant builders at the time of residential construction.

Through innovative and imaginative designs, a level of community design will be achieved that enhances property values for the future homeowners and at the same time satisfies the City's aesthetic and visual goals for this area as expressed in the Sycamore Canyon Specific Plan. These design criteria are structured to allow some variability in design. Individual development neighborhoods will then be able to establish their own design character yet will remain compatible with the overall community.

### 1. Architecture and Signage

Architecture and signage throughout Sycamore Highlands will be coordinated to respond to the cohesive master-planned nature of the project drawing upon the natural quality of nearby Sycamore Canyon. Building materials which are naturalistic and of varied textures such as wood, brick, textured plaster, textured concrete or stone are most appropriate. Colors should reflect earth tones (brown, beige, tan, green, grey). Roofs should be similarity compatible utilizing flat clay tile, treated wood shakes, textured composition or similar materials. Walls, fencing, and signage should be compatible throughout the community utilizing the same materials, textures and colors as those chosen for buildings. Non-decorative concrete block, corrugated metal, chain link fences, and composition gravel roofing are examples of inappropriate materials.

### 2. Landscape Design

Project landscaping will play an important role in maintaining community continuity while emphasizing project design themes. Landscaping will also articulate community design elements such as project entries, streetscapes, the pedestrian trail system, as well as individual neighborhoods and the commercial center.

In the single family residential areas, which consist of standard single family residential lots ranging from 4,000 to 7,000 square feet in size, landscaping will be applied not only along the streets but within front yards as well.



Medians and parkways adjacent to public roadways will be maintained by the city under Landscape Maintenance Assessment District No. 88-1. Front yard landscaping will be implemented by the builder and will be maintained by the individual homeowners. Both apartment areas will be completely landscaped and maintained by the owner(s).

- a. **Entries** - Entry monumentation is planned for key intersections of the project and at neighborhoods within the project. Landscaping, signage, and community/neighborhood identification will all be incorporated into entry statements.
- b. **Streetscape** - The internal street scene is the most unifying element of the project. Landscaping along project roadways can be used to designate roadway hierarchy from major collectors to private streets within the development. Careful consideration of the relationship between the street size, arrangement of plant materials characteristics such as size, form, texture and color will achieve this effect.
- c. **Buffering** - Landscaping can be used to effectively buffer the various uses and densities proposed for Sycamore Highlands. Of particular importance is the transition between the development and Sycamore Canyon Park. Much of this area is bordered by estate lots. Most of the estate lots area (except for roadways and building pads) will remain ungraded in a natural state and will provide an excellent transition to Sycamore Canyon. In other selected areas where collector roadways (Fair Isle Drive and Lochmoor Drive) abut the Park, drought resistant landscaping in a naturalistic arrangement is appropriate to buffer urban uses thereby softening the transition to the Park.

Internally, different uses and residential product types will be buffered by landscaping on slopes and along roadways. Landscaping in these areas will be installed during development of the project. Maintenance of landscaping is addressed in Section III.F., Landscaping and Open Space Maintenance Program, of this Specific Plan. Detailed landscape plans have been submitted in conjunction with approved PRD submittals and will be with future Commercial Tract Map submittals.

## C. HOUSING PROGRAM

Sycamore Highlands is primarily a residential community and, as such, will offer a wide variety of housing opportunities. Product types include single family detached homes and apartments. The apartments are to be located adjacent to Sycamore Canyon Boulevard/formerly Box Springs Boulevard. Single family detached homes



on residential sized lots are located along the northern edge of the project adjacent to similar existing housing in University City.

Each housing type is defined and briefly described below.

1. **Estate lot** - A single dwelling unit with large side yards and setbacks. Lot sizes range from ½ acre to 1 acres per lot, achieving a total of 61 units on 57.5 acres. Grading occurs only for streets and building pads with the remainder of the lot remaining in a natural condition.
2. **Single Family Lots** - A single family dwelling unit located on one of two lot types:
  - a. **Type 1** - A single dwelling unit with standard side yards and setbacks. Lot sizes are minimum 7,000 square feet achieving an average density of 4.3 du/acre. In all, 26.5 acres yielding 90 dwelling units are provided.
  - b. **Type 2** - A single dwelling unit on a fee simple lot. Pad sizes are a minimum of about 55' x 72', or about 4,000 square feet, although lot sizes may be much larger. Each home will have a two car garage. A 20' front setback from back of sidewalk will allow two car driveway parking. Streets are public. Type 2 homes appeal primarily to move-up and young growing families. A total of 609 lots on 112.8 acres yields a density of 5.2 du/ac.
3. **Multi Family Dwellings** - Attached dwelling units in clusters. Units will be a minimum of 500 square feet in size and will have a private entry and detached covered parking. The multi-family site(s) will contain recreation amenities for the exclusive use of residents. 958 units in 52.1 acres will achieve a density of 18 du/ac. The site(s) will be developed in a multi-family setting.

#### D. CIRCULATION

The existing and proposed roadway system for Sycamore Highlands contains roadway widths, alignments, and access locations that respond to traffic service needs of the project. The Master Circulation Plan, which is shown as Figure III-2 is in conformance with the Circulation Plan approved as a part of the Sycamore Canyon Specific Plan.

Fair Isle Drive, a continuation of Sycamore Canyon Boulevard located northeast of the 60 Freeway, provides primary access to the site. This roadway, a four-lane divided road is depicted in cross-section detail on Figure III-3A, Roadway Cross-Sections. At its intersection with Lochmoor Drive, it will transition to a two-lane scenic collector.





Secondary access, via an extension of Lochmoor Drive, will be provided from the site north-west to Central Avenue. As traffic needs dictate, Lochmoor Drive gradually transitions from a 102' ROW four-lane road at its intersection with Fair Isle Drive, to a two lane scenic collector at its intersection with Central Avenue. Prior to the 845<sup>th</sup> building permit in Phase III and/or IV and if Lochmoor Drive has not been extended through to Central Avenue by the owner of the adjacent property, then the developer shall make provisions for secondary access. Said provisions will be required to be reviewed and approved by the City Council.

Local public street will serve the single family residential lots. A private street system will be provided within the apartment areas. Cross sections of all typical streets are shown in Figures III-3A and III- 3B.

Non-vehicular modes of transit are also important components of the Sycamore Highlands Specific Plan. As shown in the cross-sections on Figure III-3, two 5' bicycle lanes will be provided within the paved section of both Lochmoor Drive and Fair Isle Drive. A meandering 5-foot pedestrian trail will also be provided along portions of Lochmoor Drive and Fair Isle Drive, allowing project residents trail access to the park site. This trail falls within a landscaped setback of variable width. Conventional sidewalks will be provided on both sides adjacent to all public streets throughout the rest of the project except in the estate lot areas.

All pedestrian, hiking and bicycle trails are shown on Figure III-4, Open Space and Recreation Plan.





NOTE: See Figures III-3 and III-4

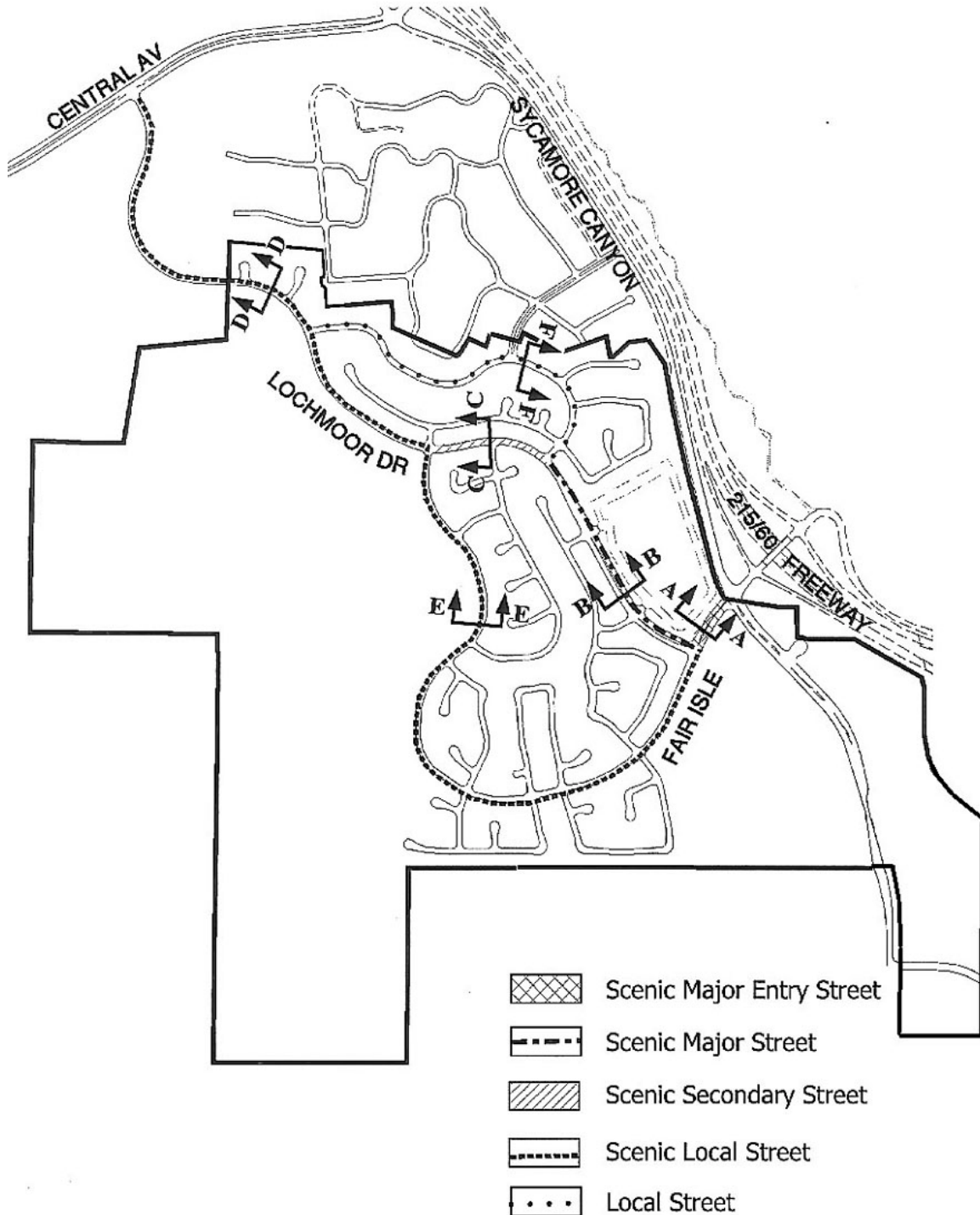
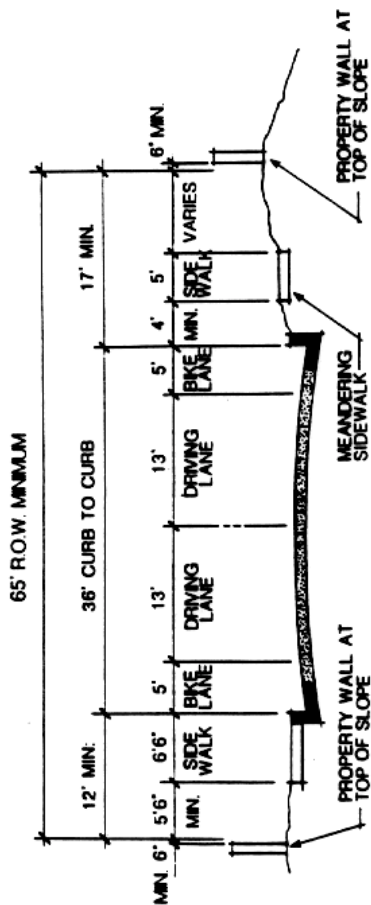
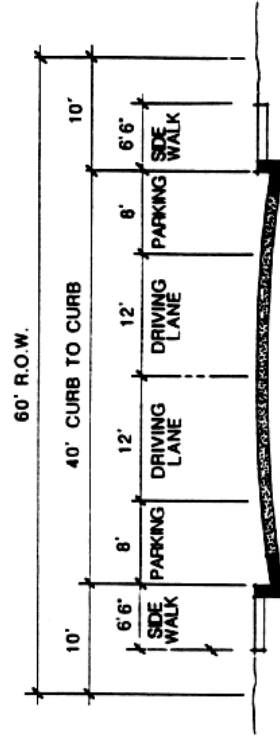


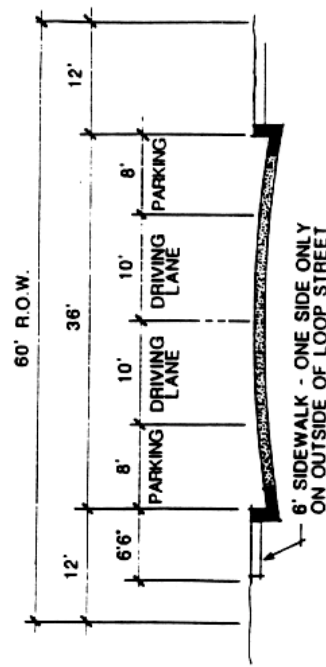
Figure III — 2: *Master Circulation Plan*



## FAIR ISLE DRIVE E-E'



## TYPE 1 & TYPE 2 STREET



## ESTATE LOT STREET

Figure III — 3: Roadway Cross Sections (Part 1)



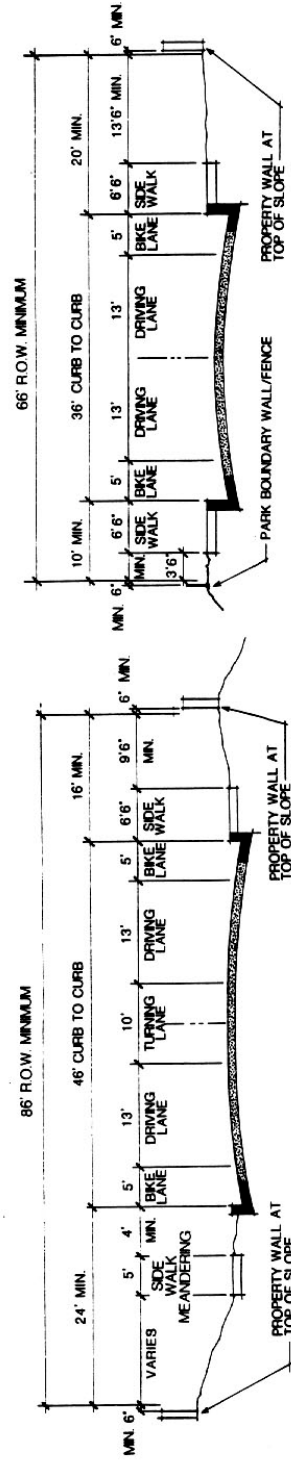
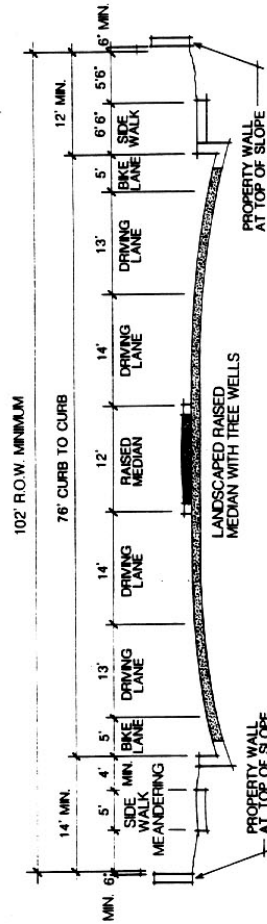
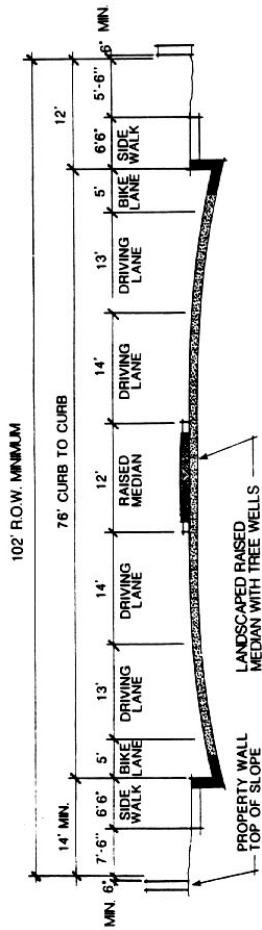


Figure III — 4: Roadway Cross Sections (Part 2)

E. OPEN SPACE AND RECREATION PLAN

1. **Natural Open Space**

Sycamore Highlands has designated 133± acres as undisturbed natural open space. As a part of the development agreement with the City of Riverside, Sycamore Highlands has dedicated this portion of the site to the City of Riverside for inclusion in Sycamore Canyon Park.

2. **Public Neighborhood Park Site**

A 11± acre site has been designated for use as a public neighborhood park. The park will be publicly-owned and maintained and may include facilities such as non-structural playing fields, picnic areas, children's play areas and landscaping.

3. **Trails**

A loop trail within a fully landscaped easement will be provided as shown on Figure III-4. This trail, which will be maintained by a Maintenance Assessment District will be for pedestrian/jogging use. It will enable project residents to conveniently access the school/park site on foot. Bicycle lanes will also be provided along project collectors.

4. **Landscape Slopes**

Slopes exist throughout the project site within the development. These slopes serve to separate and buffer different uses and product types. Slopes along Sycamore Canyon Boulevard will buffer noise impacts from Sycamore Canyon Boulevard and Interstate 60. Where slopes orient to Sycamore Canyon Park, they will be landscaped/vegetated in a manner so that they will blend into the natural slopes characteristic of the Park. Landscaping methods such as contour grading, rounding of top and toe of slopes, and landscaping with drought resistant plant materials in a naturalistic arrangement will be utilized to soften the transition from the manmade slopes to the natural slopes. Slopes which are oriented towards project roads, will be planted in accordance with the streetscape landscape program. Reverse frontage review and approval by the City is required to insure that these areas are developed according to other Park and Recreation Department Standards. Slopes oriented towards residential or commercial development, will be landscaped in conformance with the landscaping requirements for those areas. All internal project slopes contained within private lots will be maintained by the individual homeowners.



**5. Private Recreation Centers/Multi-family**

Private recreation facilities and common open space will be provided within the multi-family planning areas. These facilities will be for the use and enjoyment of residents of these areas. Private recreation centers may include facilities such as pools, spas, cabanas, fire pits, barbecues, restrooms and laundry rooms.



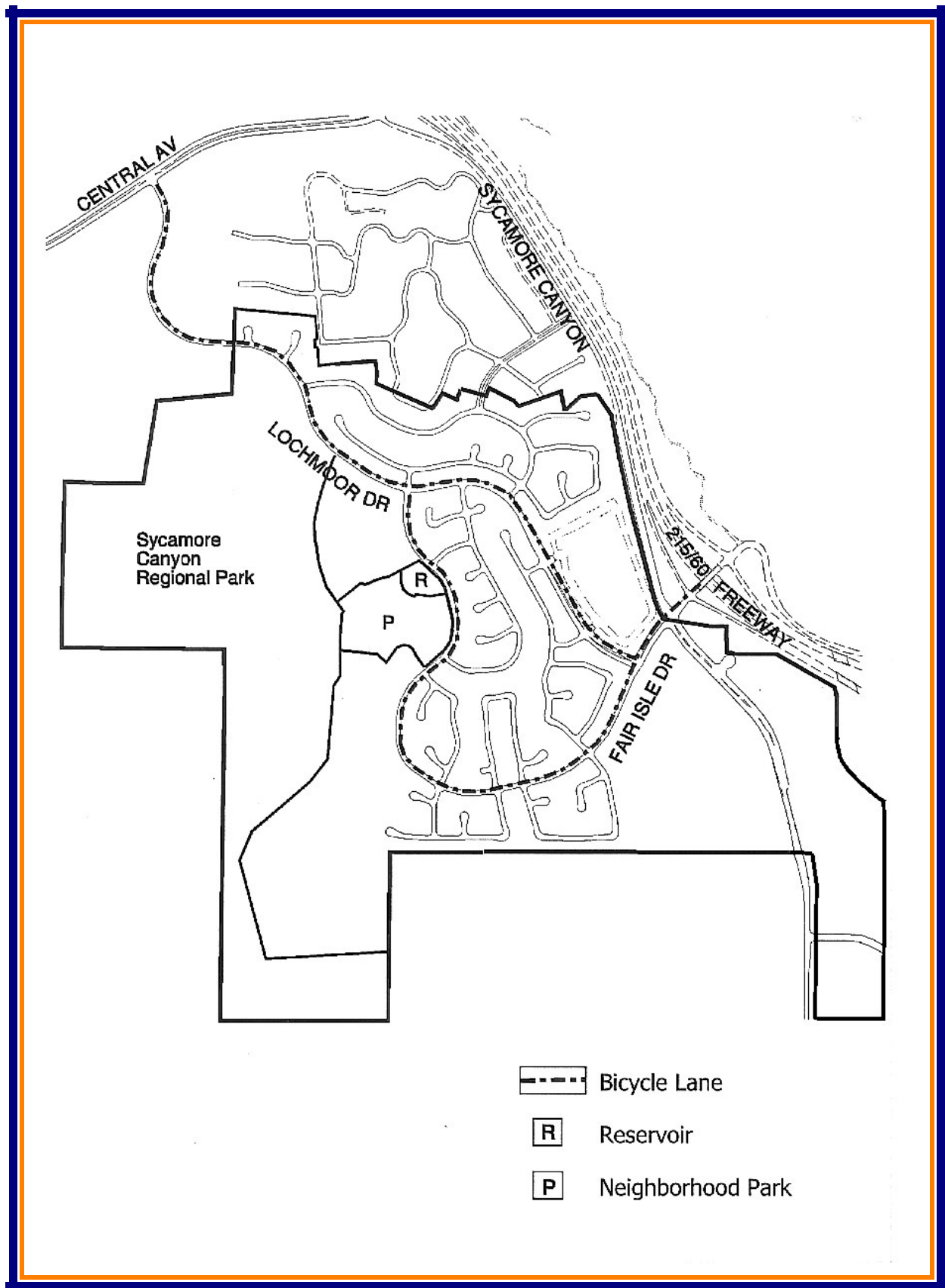


Figure III — 5: *Open Space/Recreation Plan*



F. LANDSCAPING AND OPEN SPACE MAINTENANCE PROGRAM

In its “Landscaping and Architectural Design Guidelines” the Sycamore Canyon Specific Plan calls for the maintenance of common open space areas as follows:

- a. Areas dedicated to the City shall be maintained by the City
- b. Medians and parkways shall be maintained by Maintenance Assessment District No. 88-1.
- c. Common open space areas not dedicated to the City shall be maintained by a Homeowner's Association.

In conformance with the above guidelines, maintenance of landscaping and open space within the Sycamore Highlands will be accomplished according to the following program and as illustrated on Figure III-5.

1. **Sycamore Canyon Park** - 133± acres of natural open space has been dedicated to the City for inclusion within Sycamore Canyon Park. Maintenance of this area including all trails and fire access roadways and slopes adjacent to collector roadways that orient to the Park will be the responsibility of the City.
2. **Public Neighborhood Park** - A 11± acre site has been designated for the establishment of a public neighborhood park. Upon dedication, the park will become the responsibility of the City’s Parks Department for maintenance and operation. Water storage facilities and pump stations located adjacent to the site are owned and maintained by the City.
3. **Roadways** - Medians and parkways adjacent to public roadways will be maintained by the City under Maintenance Assessment District No. 88-1. Extraordinary landscape setbacks, entries, the meandering trail along project collectors, and slopes that orient to public streets are included within this category.
4. **Slopes and Landscaping within the PRD Areas** - Where PRDs are designated for Type 2 - single family lots (see Figure I-3 of this Specific Plan), the individual homeowner will be responsible for maintenance of all common areas including landscaping and slopes. All landscaping, slopes and private recreation areas will be maintained by the owner of the apartments.
5. **Estate Lots** - Slopes within “Estate Lot” area will be the responsibility of the private homeowner. These slopes occur only in selected areas, are minimal in size, and orient away from Sycamore Canyon Park such that visual impact to the Park and surrounding development is minimized.





6. **Type 1 - Single Family Lots** - Within Type 1 lots adjacent to University City along the northern edge of the project, slopes that orient to the lots will be owned and maintained by the individual owners or a property owner's association. Those slopes that orient to University City will be maintained by Maintenance Assessment District No. 88-1.
7. **Type 2 -Single Family Lots** - In addition to slopes and landscaping specified in #4 above, all front yard landscaping will be installed by the builder and will be maintained by the individual homeowners of the Type 2 areas.



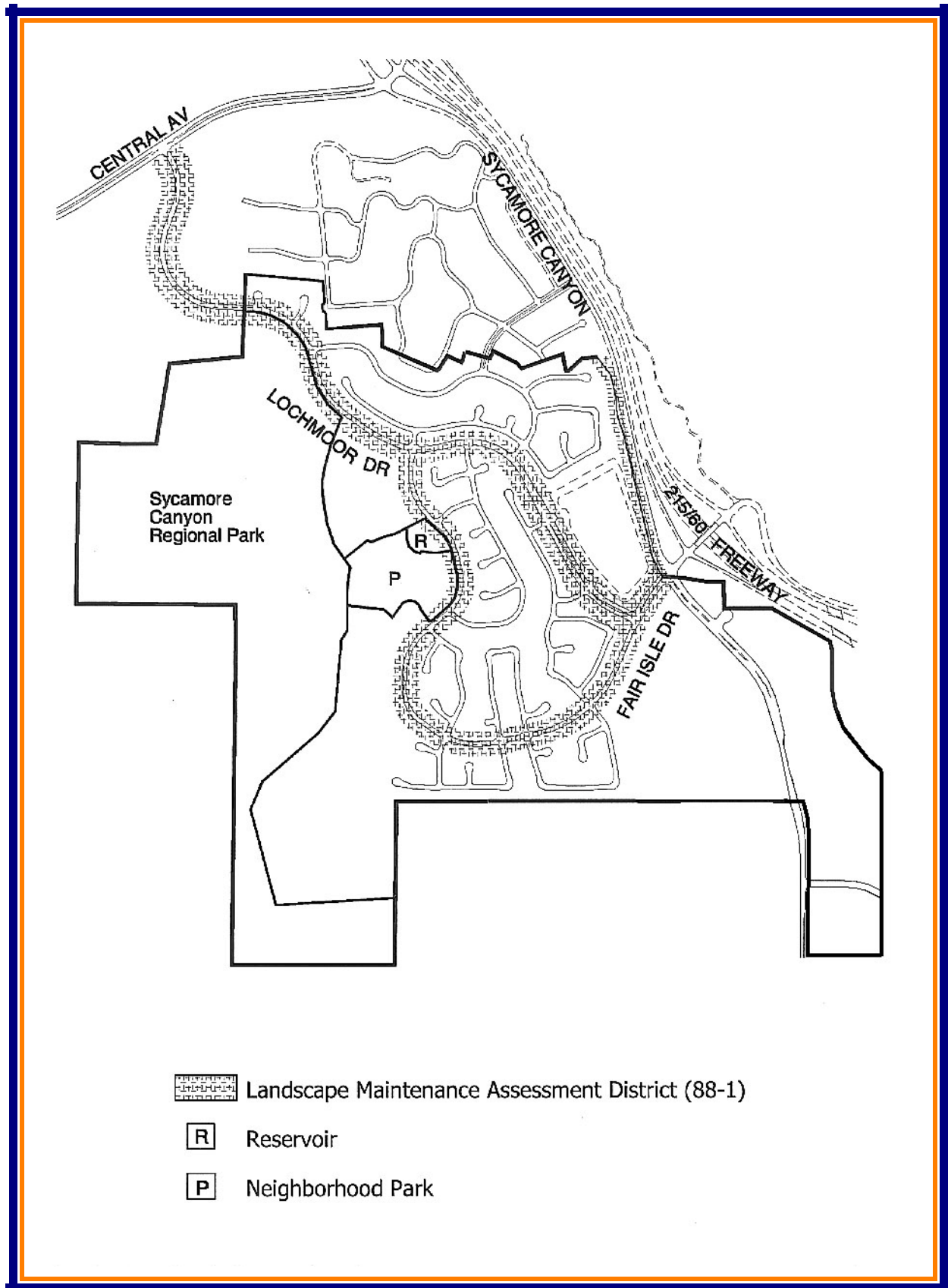


Figure III — 6: *Landscape Maintenance Responsibility*



## G. INFRASTRUCTURE

Master planning for the project has considered all public utility and infrastructure needs associated with the proposed development. Backbone systems have been and will be installed on a phased basis as needed for the project excepting the water system, which cannot be phased. Major water facilities are required for this project. A new 3 MG storage tank is located underground adjacent to the proposed public neighborhood park. A booster station is also located at the same site as the storage tank. The tank, pumping station, and required transmission mains were installed and operational prior to issuance of any building permits for Sycamore Highlands. Adequate public street waterlines and public fire hydrants will also need to be installed prior to issuance of building permits for each phase of development in order that fire flows can be provided to that phase.

Sewer, water, and drainage systems shall be installed by the City and the developer according to the terms of the Highlander/Sungold “Waterworks Acquisition and Annexation Agreement”. The terms and details of this agreement are contained in the Sycamore Highlands Development Agreement. The property at 5900 Sycamore Canyon Boulevard is not part of the Highlander/Sungold “Waterworks Acquisition and Annexation Agreement.”

These facilities are shown on Figures III-7, III-8 and III-9 entitled Master Sewer Plan, Master Water Plan and Master Drainage Plan respectively. The City has warranted that there is capacity at its sewage treatment plant and that service will be provided to the project.



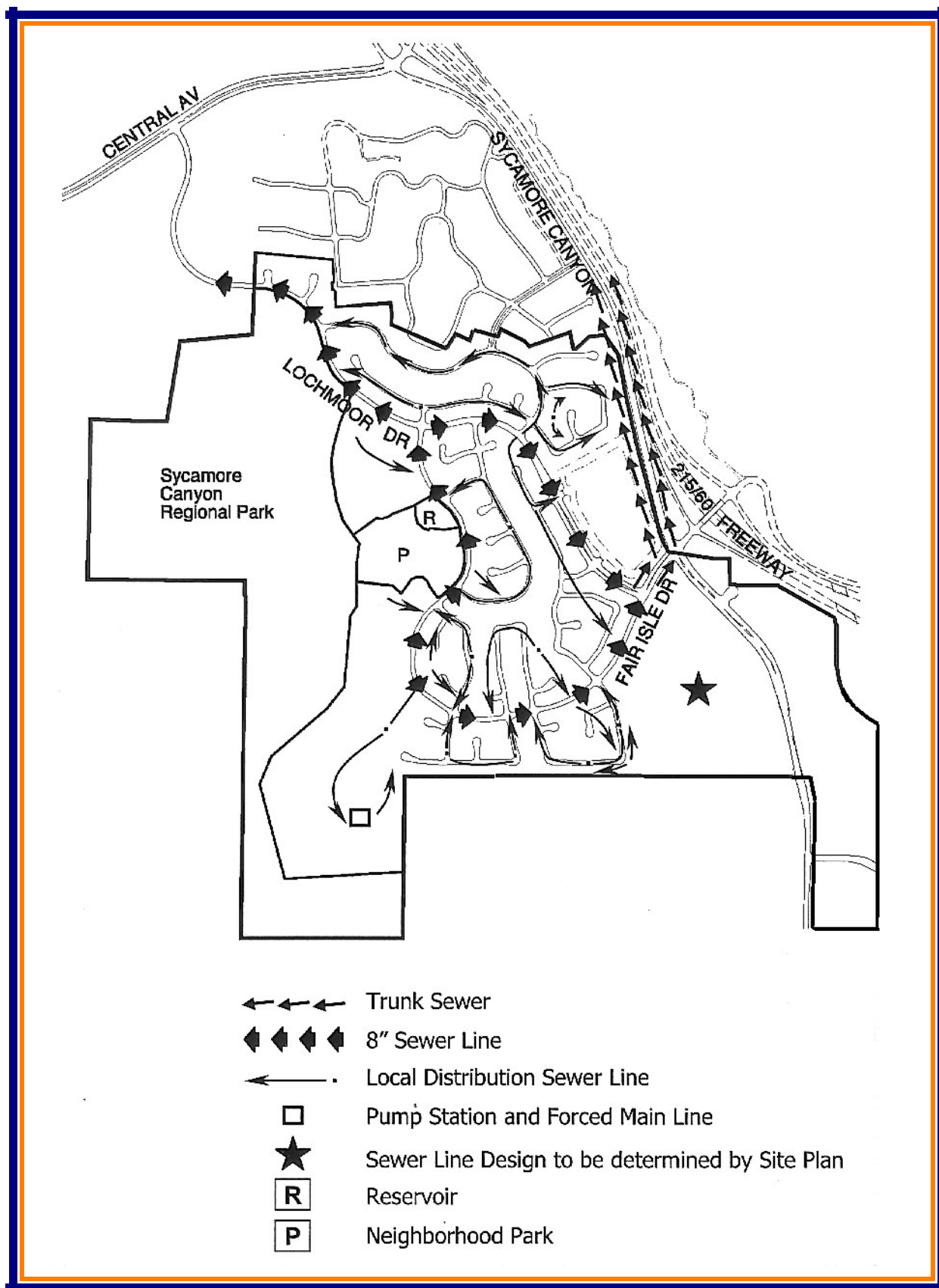


Figure III — 7: *Master Sewer Plan*



\* Note: Waterline sizes shown are preliminary and may be subject to change following more detailed engineering analysis by the City.

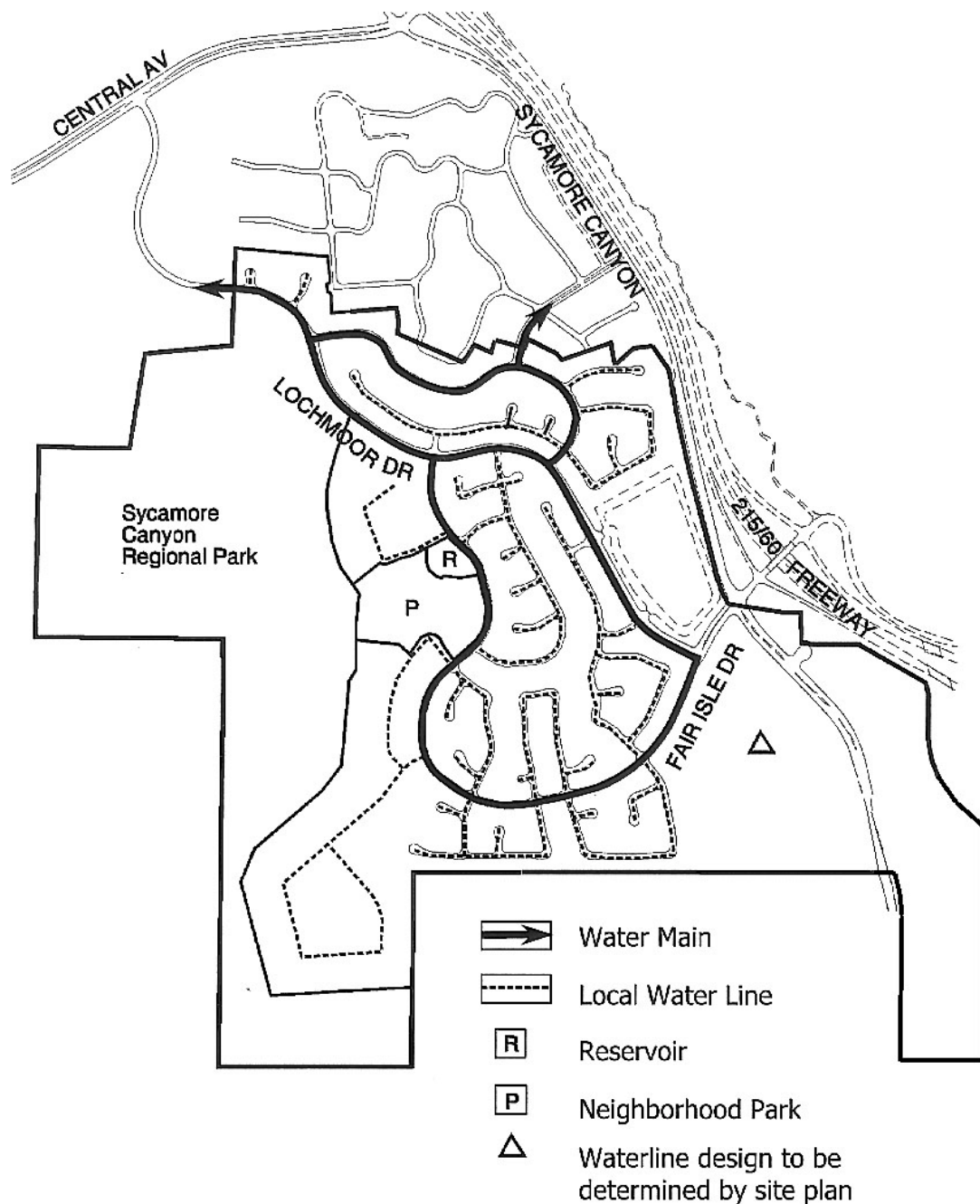


Figure III — 8: *Master Water Plan*



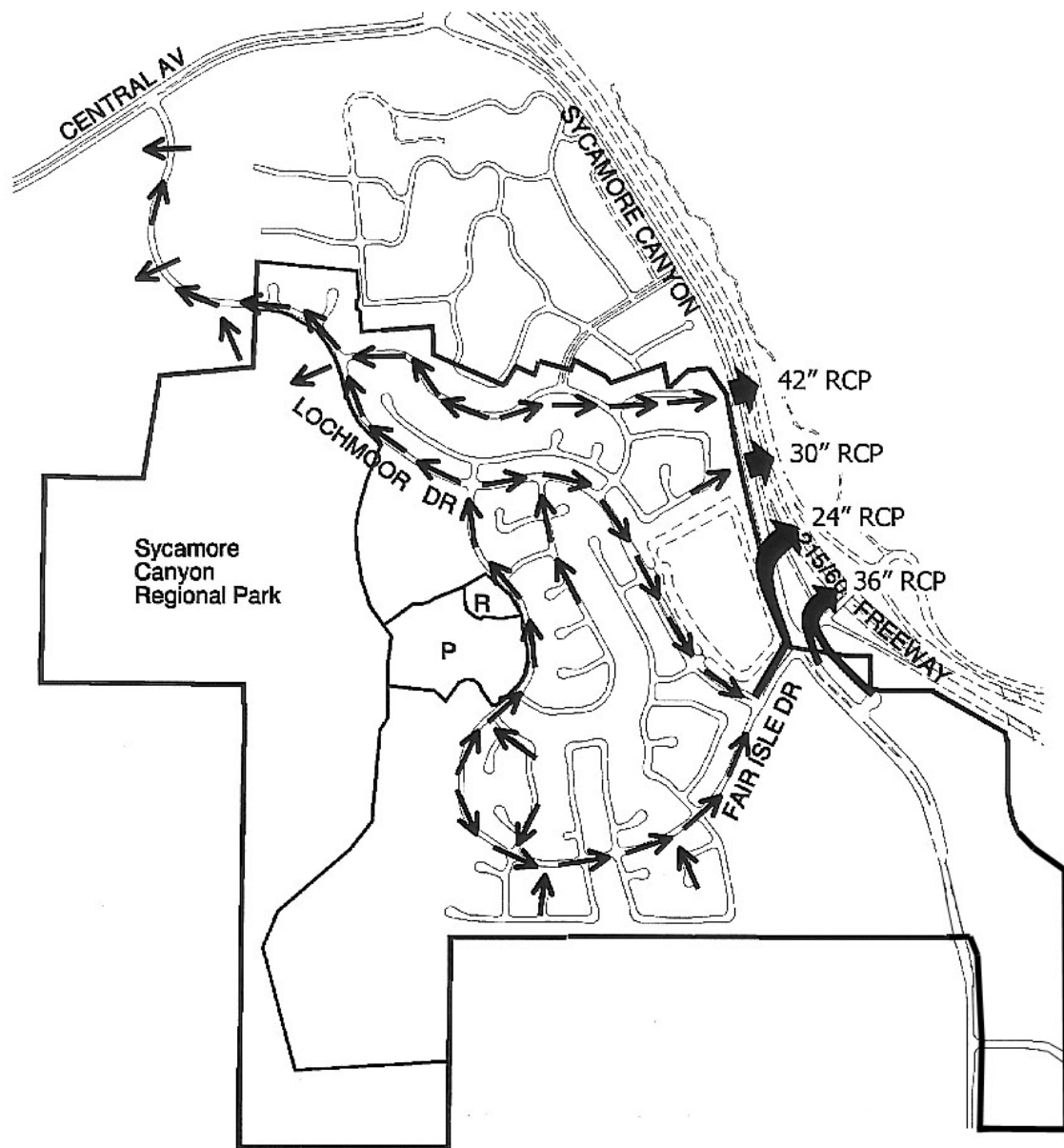


Figure III — 9: *Master Drainage Plan*



## H. PHASING

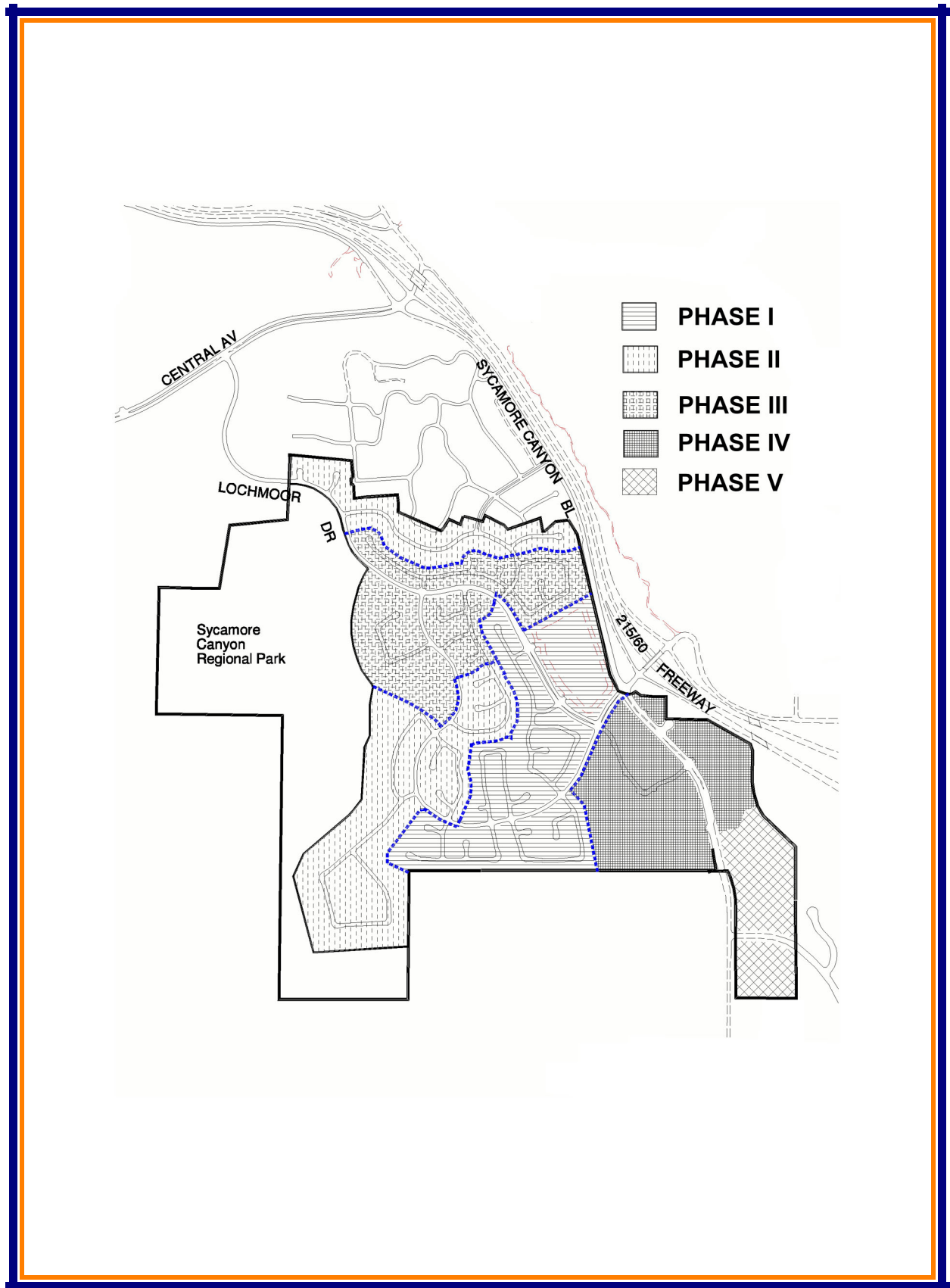
The overall phasing program for Sycamore Highlands is shown on Figure III-10, Phasing Plan. Phasing is based on a logical and orderly build-out of infrastructure and roadways as well as detailed marketing input. In general, construction will begin on the eastern edge of the project where Fair Isle Drive is extended into the project. Development will progress to the west and then the north.

Table III-2 Phasing Summary, shows a phase by phase breakdown of residential units by product type. The commercial and park sites will be developed as appropriate according to market demand.

The overall phasing plan requires that all planned public street waterlines and public fire hydrants for the entire project along with the new pumping station are in place and operational before building permits can be issued. In addition, bonding for these improvements will be required prior to recordation of any subdivision. The developer is solely responsible for all water facility construction and bonding for the entire Sycamore Highlands project, even though portions may be assigned or transferred to others.







**Figure III — 10:**     *Phasing Plan*



Designation	Use	Acres	Density	Units
<b>Phase One</b>				
EST	Estate Lots	---	---	---
T1	Type 1	---	---	---
T2	Type 2	65.2	5.9 DU/AC	387
MF	Multi-family	15.6	18.0 DU/AC	272
<b>Residential Subtotals</b>		<b>80.8</b>		<b>659</b>
COMM	Commercial	---	---	---
PK	Park	---	---	---
<b>Phase One Totals</b>		<b>80.8</b>		<b>659</b>
<b>Phase Two</b>				
EST	Estate Lots	37.6	½ - 1 DU/AC	48
T1	Type 1	---	---	---
T2	Type 2	20.3	7.0 DU/AC	150
MF	Multi-family	---	---	---
<b>Residential Subtotals</b>		<b>57.9</b>		<b>198</b>
COMM	Commercial	---	---	---
PK	Park	10.7	---	---
<b>Phase Two Totals</b>		<b>68.6</b>		<b>198</b>
<b>Phase Three</b>				
EST	Estate Lots	22.9	½ - 1 DU/AC	13
T1	Type 1	26.5	4.3 DU/AC	90
T2	Type 2	27.3	2.6 DU/AC	72
MF	Multi-family	---	---	---
<b>Residential Subtotals</b>		<b>76.7</b>		<b>175</b>
COMM	Commercial	---	---	---
PK	Park	---	---	---
<b>Phase Three Totals</b>		<b>76.7</b>		<b>175</b>
<b>Phase Four</b>				
EST	Estate Lots	---	---	---
T1	Type 1	---	---	---
T2	Type 2	---	---	---
MF	Multi-family	44	18.0 DU/AC	844
<b>Residential Subtotals</b>		<b>44</b>		<b>844</b>
COMM	Commercial	32.4	---	---
SCH/PK	School/Park	---	---	---
<b>Phase Four Totals</b>		<b>76.4</b>		<b>844</b>
<b>Sycamore Canyon Park</b>		<b>133.0</b>	---	---
<b>Landscape Setbacks</b>		<b>4.4</b>	---	---
<b>Major Streets</b>		<b>13.8</b>	---	---
<b>Project Totals</b>		<b>428.7</b>	<b>4 DU/AC</b>	<b>1718</b>

**Table III — 2:      *Phasing Summary***



